



|., 29 Waters Edge, Chester, Cheshire, CH1 4JQ

Asking Price £355,000

- Three Bedroom Townhouse
- En-suite Shower Room
- Gated Development
- Garage & Parking
- Canal Side
- 01244 380 380 To View

29 Waters Edge, Chester CH1 4JQ

A fantastic opportunity to purchase this generous three storey townhouse, located in the city of Chester. A rare find is this three bedroom house that is canal side and in a gated development.

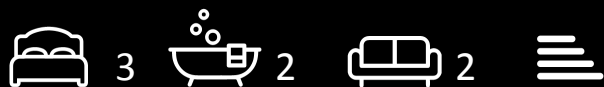
This spacious family home briefly comprises of a spacious entrance hallway with a versatile downstairs room that could be used as a lounge/bedroom or study benefiting from a Juliet balcony to the canal with views of the city walls.

On the first floor there is a well presented spacious lounge with a great sit out balcony with views of the city walls .

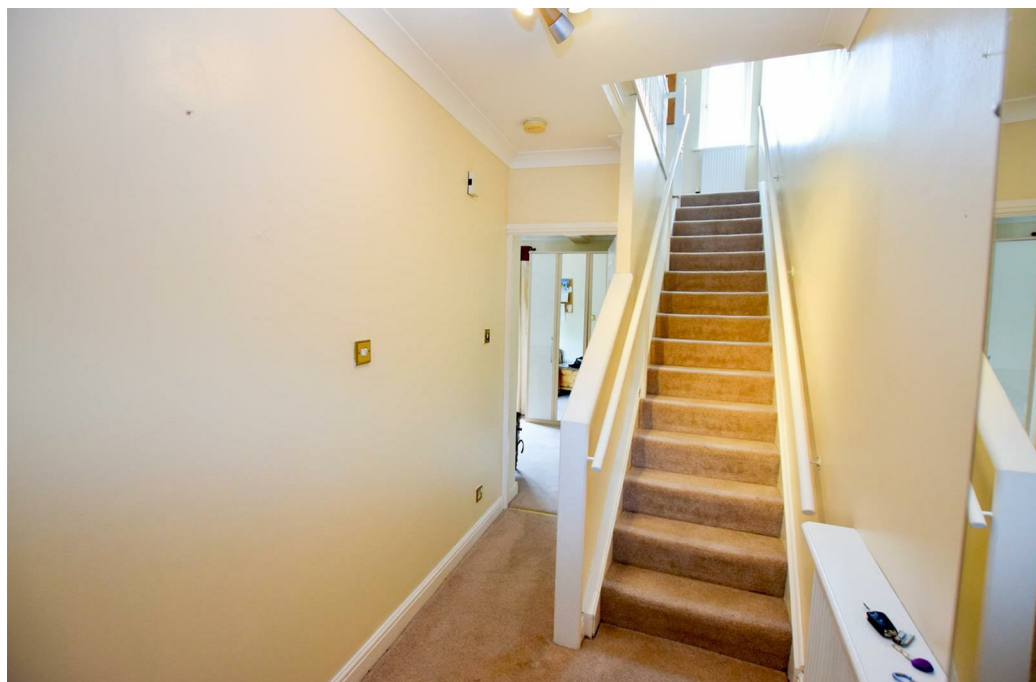
The kitchen is perfectly configured to allow a space for a breakfast or dining table. There are a range of appliances including a Fridge/Freezer, Cooker/Hob and Dishwasher.

To the second floor, there are a further two double bedrooms, one with an en-suite and a family bathroom. The larger of the two also has a Juliet balcony with views over the canal and city walls.

Externally, the property benefits from a garage and space for parking at the front.



Council Tax Band: D



Description

The property comprises of entrance hallway, bedroom/lounge/study and ground floor WC. To the first floor is a lounge and kitchen with sit out balcony. On the third floor are two spacious bedrooms, principle with en-suite and Juliet balcony to the second. Also to the second floor is the family bathroom. Outside there is parking for a vehicle and a garage.

Living Room

15'8" x 11'11"

Double glazed French doors with double glazed side windows opening out onto a balcony.

Kitchen/Breakfast Room

14'5" x 9'3"

Fitted with a range of white gloss wall and base units. Gas central heating with boiler, a range of appliances. double glazed window overlooking front.

Bedroom One

12'6" x 9'6"

Built in wardrobes with hanging space. Double glazed window overlooking front.

En-suite

6'7" x 5'0"

En-suite shower room with wc, wash basin and shower.

Bedroom Two

13'1" x 10'2"

Double glazed French doors with Juliet balcony. Overlooking canal with views of the city walls.

Bedroom Three/ Reception Room

16'3" x 9'8"

Double glazed French doors with a Juliet balcony. Door to separate WC

Ground Floor WC

Leading from ground floor bedroom three, wc and wash basin.

Garage

15'9" x 10'2"

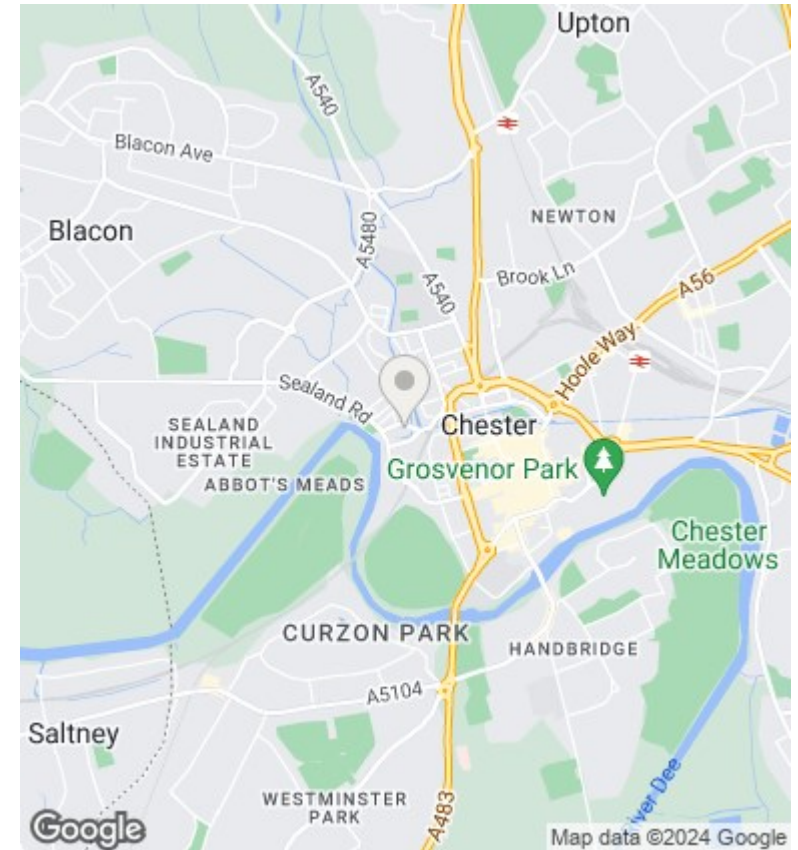
Directions

Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	